

COMMERCIAL PROPERTY CONSULTANTS
33 CAVENDISH SQUARE, LONDON W1G 0PW
TEL: 020 7493 8338 FAX: 020 7182 4100



TO LET

SINGLE STOREY WAREHOUSE / INDUSTRIAL UNIT AND LARGE YARD
APPROXIMATELY 8,400 SQ. FT. (781 SQ. M.)
STANDARD HOUSE, CHALLENGE ROAD, ASHFORD, MIDDLESEX, TW15 1AX



LOCATION:

The property is situated in Challenge Road, off Ashford Road (B377) where Shield Road and the Ashford Industrial Estate are also located. Feltham Town Centre is approximately 1¾ miles distant, Heathrow Airport 5 miles, and junction 1 of the M3 Motorway 2¼ miles.

DESCRIPTION:

The premises comprise a detached brick built single storey warehouse / industrial unit of steel portal frame construction, having a pitched roof incorporating translucent roof panels. The warehouse / industrial area has the benefit of strip lighting, an oil fired warm air blower heater and a burglar alarm system. The eaves height is approximately 16'. Additional storage facilities and a working area have been created at mezzanine level.

There is one steel concertina style loading door approximately 14' wide x 14'6" high fronting Challenge Road and a secondary loading door to the rear approximately 10'3" wide x 7'9" high accessed from the yard.

There are offices at ground and first floor levels having carpeting, heating, air conditioning (to two offices), fluorescent strip lighting, together with a kitchenette and wc facilities.

There is a large yard and parking area in front of the offices.

ACCOMMODATION:

Warehouse / Industrial	4,100 sq ft approx	(381 sq m)
Mezzanine floor	2,450 sq ft approx	(228 sq m)
Offices	1,850 sq. ft approx	(172 sq. m)
TOTAL	8,400 sq. ft approx	(781 sq. m)

Yard	7,200 sq ft approx	(669 sq m)
------	--------------------	------------

TERMS:

Lease: A new full repairing and insuring lease is to be granted for a term of years to be agreed.

Rent: £62,000 per annum exclusive.

RATES:

RV: £59,000 @ 45.8p in the £ (2012/13).
Payable £27,022 pa

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole agents: -

**DIAMOND ASSOCIATES
33 CAVENDISH SQUARE
LONDON
W1G 0PW**

Tel: 020 7493 8338

Email: gary@diamondassoc.co.uk

SUBJECT TO CONTRACT

(06/2012)

www.diamondassoc.co.uk